



31 SANDRINGHAM ROAD

WOLVERHAMPTON, WV4 5SY

£269,950
FREEHOLD

NO CHAIN - Extended three bedroom semi-detached home situated in a highly sought-after location enjoying elevated views to the front, convenient for a wide range of amenities including well regarded schools, shops and access to public transport. Whilst the property would benefit from general modernisation, it offers huge potential for first time buyers or families alike and features spacious accommodation comprising entrance porch, hallway, separate living & sitting rooms, extended kitchen, conservatory, ground floor w.c, three bedrooms, family bathroom, garage and a pleasant enclosed garden to the rear.



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- Available With No Onward Chain • Extended Three Bedroom Semi-Detached Home • Much Sought After Location • Enjoying An Elevated Position With Far Reaching Views • Separate Living & Sitting Rooms • Conservatory • Ground Floor W.C • Garage



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APPROACH

The property is approached via a driveway providing off road parking for multiple vehicles.

ENTRANCE PORCH

Door to the hallway and sliding doors to the sitting room.

HALLWAY

Staircase to the first floor landing and doors to the living room, sitting room and kitchen.

SITTING ROOM

Radiator and sliding doors to the porch.

EXTENDED LIVING ROOM

Double glazed sliding patio doors to the rear and radiator.

KITCHEN

Double glazed window to the rear, tiled floor, part tiled walls and a range of fitted drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. A door provides access to the conservatory.

CONSERVATORY

Sliding patio doors to the rear and doors to both the garage and ground floor w.c.

GROUND FLOOR W.C

Low level w.c and wash hand basin.

FIRST FLOOR LANDING

Obscure window to the side and doors to:

BEDROOM ONE

Double glazed window to the rear and radiator.

BEDROOM TWO

Double glazed window to the front and radiator.

BEDROOM THREE

Double glazed window to the front.

BATHROOM

Double glazed obscure window to the rear and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with shower above.

GARAGE

Up and over door to the front and lighting.

REAR GARDEN

To the rear of the property is a well maintained garden which has a number of well established trees, shrubs and plants and features both lawned and paved seating areas.

PROPERTY INFORMATION

Title - The property is understood to be freehold.

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band C.

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard, Superfast & Ultrafast are available.

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom -
<https://www.ofcom.org.uk/mobile-coverage-checker>

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England -
<https://www.gov.uk/check-long-term-flood-risk>

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ADDITIONAL INFORMATION

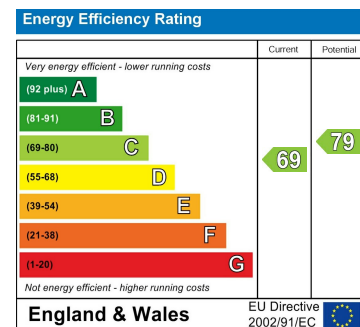
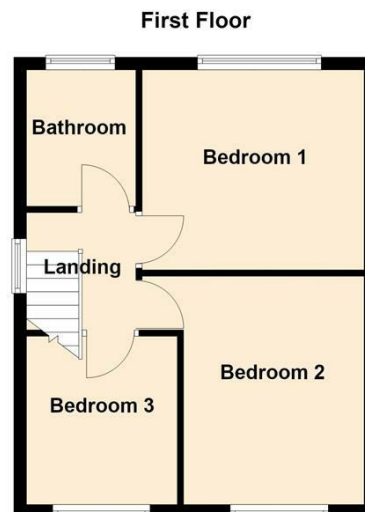
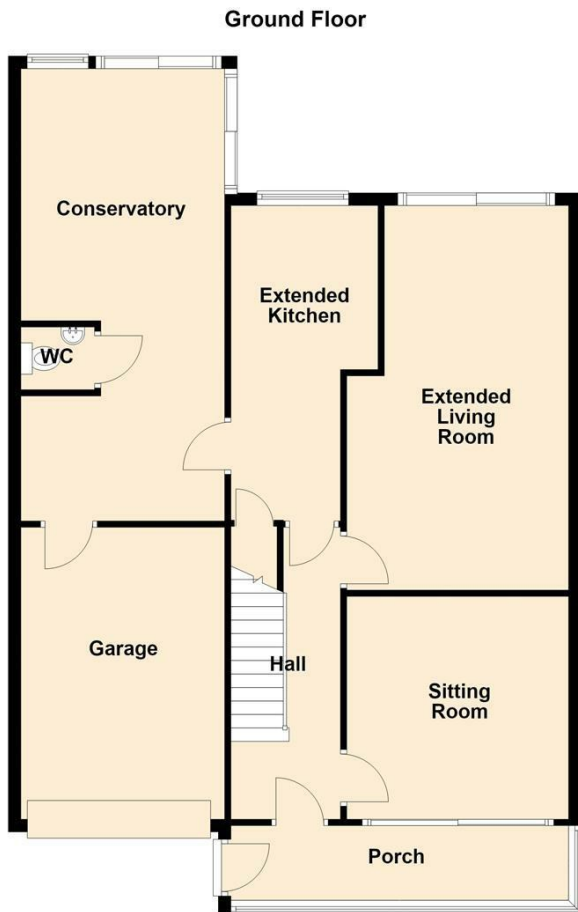
Local Authority – Wolverhampton

Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements